

IN RE: PETITION FOR VARIANCE
E/S Middle River Road, 396' N of the c/l
Bird River Road
(917 Middle River Road)
15th Election District
5th Council District

Lauman Properties, LLC
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-404-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Lauman Properties, LLC, by Wayne R. Lauman, through their attorney, John B. Gontrum, Esquire. The Petitioners seek relief from Section 450.4.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single faced, illuminated, channel-lettered, wall-mounted, joint identification sign of 380 sq.ft., or 5% of the area of the building wall upon which the sign is erected, in lieu of the maximum permitted 12% of the area of the building wall upon which the sign is erected (limited to 150 sq.ft. maximum); or, in the alternative, from Section 450.4.7A of the B.C.Z.R. to permit a wall-mounted sign in an M.L. zone where none is permitted. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 3.

Appearing at the requisite public hearing in support of the request were Wayne Lauman, Principal of Lauman Properties, LLC, property owner; Chris Rivers on behalf of Sign Effects; James Mattis, the Professional Engineer who prepared the site plan for this property; and John B. Gontrum, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the east side of Middle River Road, just north of Bird River Road in

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Date

By

6/3/02
[Signature]

Middle River. The property contains a gross area of 1.9932 acres, more or less, zoned M.L.-I.M. and is improved with a 45,720 sq.ft.-building, of which 7,620 sq.ft. is a mezzanine level. In addition to the building, the property features an area for parking. The building and proposed use were approved by Deputy Zoning Commissioner Timothy M. Kotroco, on December 29, 1999 in Case No. 00-63-A. Within his Order, Commissioner Kotroco approved variance relief to allow construction of a new building on the site with reduced side and rear yard setbacks.

As is obvious from the name, the building will be used as a warehouse and outlet store for Lauman's Home Furnishings. The subject of the variance requests is a proposed sign, which will be mounted across the façade of the building. A detail of the sign and computer-enhanced print of the building was offered at the hearing as Petitioner's Exhibit 2. The sign will identify the name of the business and indicate that the building operates as both a warehouse and outlet store. Alternative variance relief is requested to approve the sign, due to the property's M.L.-I.M. zoning classification.

It is clear that the variance should be granted. Testimony and evidence was presented demonstrating that the property is unique by virtue of its unusual configuration. Moreover, the building is set back a significant distance from Middle River Road, necessitating an identification sign of sufficient size to be visible to passing motorists. It is also to be noted that there were no Protestants at the hearing and that the proposal enjoys the support of the Office of Planning. The Zoning Advisory Committee (ZAC) comment submitted by that agency indicates that placing the sign on the building will eliminate the need to erect a freestanding sign at this location.

Finally, a determination need be made as to the character of the sign under Section 450 of the B.C.Z.R., which regulates signage in Baltimore County. As noted above, alternate relief was requested to approve either a joint identification sign or wall-mounted sign. Upon due consideration, the proposal appears to be a joint identification sign. Such a sign is defined in the regulations as a sign which displays the identity of a multi-occupant, non-residential building. In this regard, the use of the property, although under single ownership, is two-fold. The building is used both as a warehouse, and as an outlet store. Additionally, these uses generate different traffic

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Date 4/3/12
By [Signature]


patterns. Based on these considerations, it appears that the joint identification designation is most appropriate. Thus, relief shall be granted from Section 450.4.5 of the B.C.Z.R. and the alternative relief shall be dismissed as moot.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted as set forth above.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of June, 2003 that the Petition for Variance seeking relief from Section 450.4.5 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a single faced, illuminated, channel-lettered, wall-mounted, joint identification sign of 380 sq.ft., or 5% of the area of the building wall upon which the sign is erected, in lieu of the maximum permitted 12% of the area of the building wall upon which the sign is erected (limited to 150 sq.ft. maximum), in accordance with Petitioner's Exhibit 3, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) There shall be no freestanding, pole mounted identification sign on the subject property.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that the Petition for Variance seeking alternative relief from Section 450.4.7A of the B.C.Z.R. to permit a wall-mounted sign in an M.L. zone where none is permitted, be and is hereby DISMISSED AS MOOT.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/3/02
By LES



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 4, 2002

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
E/S Middle River Road, 396' N of the c/l Bird River Road
(917 Middle River Road)
15th Election District – 5th Council District
Lauman Properties, LLC - Petitioners
Case No. 02-404-A

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Wayne R. Lauman, Lauman Properties, LLC
8650 Belair Road, Baltimore, Md. 21236-2705
People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 917 Middle River Road

which is presently zoned ML-IM

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 450.4.5 ^{or 7a} to permit a single face, illuminated

channel lettered, wall mounted, joint identification sign of 380 square feet or 5% of the area of the building wall upon which the sign is erected, in lieu of the maximum permitted 12% of the area of the building wall upon which the sign is erected, (limited to 150 square feet maximum) ^{or alternatively to permit a wall mounted sign in an M.L. zone where none is permitted.}
of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons:
(indicate hardship or practical difficulty)

to be presented at hearing

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Mr. John Gontrum, Esquire

Name - Type or Print

Signature

Romadka, Gontrum and McLaughlin

Company

814 Eastern Boulevard

410-686-8274

Address

Baltimore

Maryland

Telephone No.

21221

City

State

Zip Code

Legal Owner(s):

Lauman Properties, LLC. By: Mr. Wayne Lauman

Name - Type or Print

Signature

Name - Type or Print

Signature

8650 Belair Road

410-256-2705

Address

Baltimore Maryland

Telephone No

21236-2705

City State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By

JK

Date

3/21/02

Case No.

02-404-A

3/15/98

ORDER RECEIVED FOR FILING

Date

By

Matis Warfield

consulting engineers

MEMORANDUM

AOA

March 5, 2002

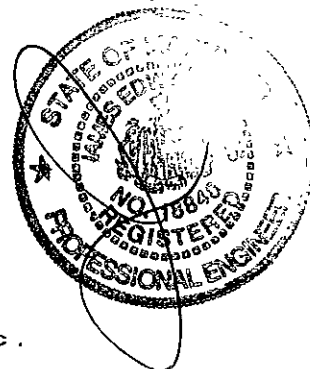
DESCRIPTION TO ACCOMPANY ZONING PETITION
NO. 917 MIDDLE RIVER ROAD
15th Election District
Baltimore County, Maryland

BEGINNING for the same at a point on the easterly right-of-way line of Middle River Road said point distant North 10 degrees 20 seconds West 396 feet more or less from the intersection of the centerlines of Bird River Road and Middle River Road running thence with said easterly right-of-way line of Middle River Road the two following courses viz:

1. North 16 degrees 15 minutes 00 seconds West 43.57 feet to a point; and
2. by a tangent curve to the left having a radius of 1530.00 feet, an arc length of 248.06 feet with a chord bearing and distance North 20 degrees 53 minutes 40 seconds West 247.79 feet to a point; thence leaving Middle River Road and running the three following courses viz:
3. North 45 degrees 18 minutes 5 seconds East 276.20 feet to a point
4. South 46 degrees 4 minutes 40 seconds East 255.39 feet to a point, and
5. South 43 degrees 55 minutes 20 seconds West 403.23 feet to the place of beginning.

Containing 1.9932 acres of land more or less

This description is intended for zoning purposes only and is not intended for use in conveyance of land.



Matis Warfield, Inc.
10540 york road • suite m
hunt valley, maryland 21030
phone 410-683-7004 • fax 410-683-1798

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 06711

DATE

3/21/02

ACCOUNT

010066150

AMOUNT

\$ 250.00

RECEIVED
FROM:

FURNITURE MAN IALC

FOR:

Comm. Variance

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
3/22/2002 3/21/2002 15:00:26

REL W504 WALKIN DDL DWD DRAWER 2

RECEIPT # 178314 3/21/2002 OFLA

Det 5 528 ZONING VERIFICATION

CR NO. 006711

Receipt Tot \$250.00

250.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-404-A

917 Middle River Road E/S of Middle River Road,

396' N of Bird River Road

15th Election District - 5th Councilmanic District

Legal Owner(s): Wayne Lauman, Lauman Properties LLC

Variance: to permit a single face, illuminated channel lettered, wall mounted, joint identification sign of 380 square feet or 5% of the area of the building wall upon which the sign is erected in lieu of maximum permitted 150 square feet

Hearing: Thursday, May 23, 2002 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

5/13/1 May 9

0536991

CERTIFICATE OF PUBLICATION

5/9/, 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/9/, 2002

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE. Case No.: 02-404-A
Petitioner/Developer LAUMAN, ETAL
% JOHN GONTRUM
Date of Hearing/Closing 5/23/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Gentlemen.

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #917-MIDDLE RIVER
ROAD

The sign(s) were posted on 5/1/02
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 5/1/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)

ZONING NOTICE

CASE # 02-404-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

PLACE: 401 BASSIE AVENUE BUILDING

DATE AND TIME: WEDNESDAY, MAY 23, 2002 @ 11:00AM

REQUEST: VARIANCE TO PERMIT A SINGLE FACED,
ILLUMINATED CHANNEL LETTERED WALL MOUNTED, JOINT
IDENTIFICATION SIGN OF 380 SQUARE FEET OR 5% OF THE
AREA OF THE BUILDING WALL UPON WHICH THE SIGN IS
ERECTED IN LIEU OF THE MAXIMUM PERMITTED 150 SQUARE FEET
#917 MIDDLE RIVER RD LAUMAN

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING, UNDER PENALTY OF LAW
HANDICAPPED ACCESSIBLE 404

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-404-A

Petitioner: LAUMAN PROPERTIES, LLC

Address or Location: 917 Middle River Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR WAYNE LAUMAN

Address: 8650 Belair Road

BALTIMORE, MD. 21236-2705

Telephone Number: 410 - 256 - 2080

TO: PATUXENT PUBLISHING COMPANY
Thursday, May 9, 2002 Issue – Jeffersonian

Please forward billing to:
Mr. Wayne Lauman
Lauman Properties LLC
8650 Belair Road
Baltimore MD 21236

410 256-2080

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-404-A
917 Middle River Road
E/S of Middle River Road, 396' N of Bird River Road
15th Election District – 5th Councilmanic District
Legal Owner: Wayne Lauman, Lauman Properties LLC

Variance to permit a single face, illuminated channel lettered, wall mounted, joint identification sign of 380 square feet or 5% of the area of the building wall upon which the sign is erected in lieu of maximum permitted 150 square feet.

HEARING: Thursday, May 23, 2002, 12PM, Rm 407, COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G02
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 11, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-404-A
917 Middle River Road
E/S of Middle River Road, 396' N of Bird River Road
15th Election District – 5th Councilmanic District
Legal Owner: Wayne Lauman, Lauman Properties LLC

Variance to permit a single face, illuminated channel lettered, wall mounted, joint identification sign of 380 square feet or 5% of the area of the building wall upon which the sign is erected in lieu of maximum permitted 150 square feet.

HEARING: Thursday, May 23, 2002, 11 AM, Room 407, COUNTY COURTS
BUILDING, 401 BOSLEY AVENUE

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon 602
Director

C: Mr. John Gontrum Esquire, Romadka Gontrum & McLaughlin, 814 Eastern Blvd,
Baltimore 21221
Lauman Properties LLC, Mr. Wayne Lauman, 8650 Belair Road, Baltimore 21236

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 8, 2002.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 17, 2002

Mr. John Gontrum, Esquire
Romadka, Gontrum and McLaughlin
814 Eastern Boulevard
Baltimore, MD 21221

Dear Mr. Gontrum:

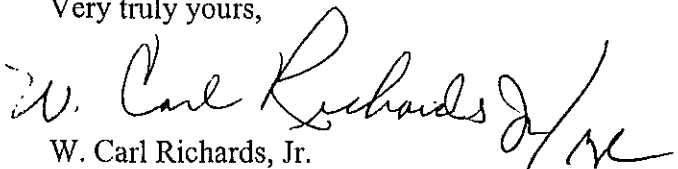
RE: Case Number:02-404-A, 917 Middle River Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/21/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:rjc

Enclosures

c: Lauman Properties, LLC Mr. Wayne Lauman 8650 Belair Road Baltimore 21236
People's Counsel

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: May 1, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2002
Item Nos. 401, 402, 404, 405, 406,
407, 408, 409, 410, 411, 413, 414,
415, 416, 417, 418, 419, 420, 421,
422, 423 and 425

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, (404) 417, 419-425

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE}

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: May 1, 2002

Zoning Advisory Committee Meeting of April 8, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

401, (404), 405, 406, 407, 410, 412, 413, 414, 417, 418, 420, 421, 423

file
5/23

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 16, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 17 2002

SUBJECT: 917 Middle River Road

INFORMATION:

Item Number: 02-404

Petitioner: Wayne R. Lavman

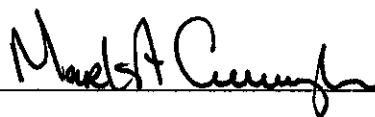
Zoning: ML-IM

Requested Action: Variance

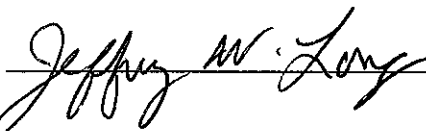
SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the petitioner's request to allow a single face illuminated wall mounted identification sign of 380 square feet in lieu of the maximum permitted 150 square feet. This office has determined that there is no justification that would warrant the granting of such a variance request.

Prepared by:



Section Chief:



AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: May 23, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 917 Middle River Road

INFORMATION:

Item Number: 02-404

Petitioner: Wayne R. Lavman

Zoning: ML-IM

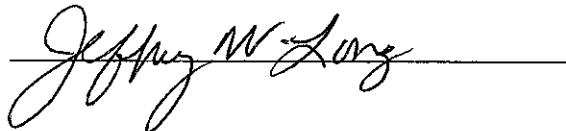
Requested Action: Variance

AMENDED COMMENT

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the applicant's request as the sign will be placed on the building face. What is more, the placing of signage on the building will result in elimination of a need to erect a free-standing sign at this location. Apparently, when this request was originally reviewed, it was not understood that the sign would be placed on the building face.

Division Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 404

JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR VARIANCE
917 Middle River Road, E/S Middle River Rd,
396' N of Bird River Rd
15th Election District, 5th Councilmanic

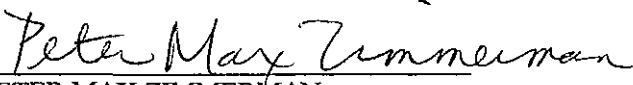
Legal Owner: Lauman Properties, LLC
Petitioner(s)

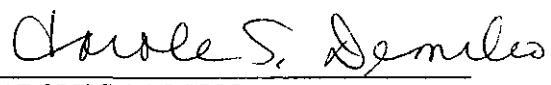
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-404-A

* * * * *

ENTRY OF APPEARANCE

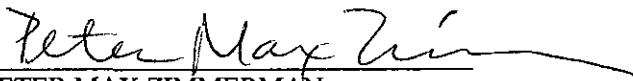
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2002 a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).


PETER MAX ZIMMERMAN

5/23/02
TO WIL
FILE

**Essex-Middle River Civic Council,
Inc.**

**P. O. Box 5013
Middle River, MD 21220**

Goose-File

May 23, 2002

Zoning Commissioner
Baltimore County
111 Chesapeake Avenue
Towson, MD 21204

MAY 31

Re: case #02-404-A
917 Middle River Rd.

Dear Sir:

At the regular monthly Board meeting Council on Wednesday, May 22, 2002, of the Essex-Middle River Civic Council, a discussion was held concerning the request for a variance to permit a "single faced, illuminated channel lettered, wall mounted, joint identification sign of 380 sq. ft. or 5% of the area of the building wall upon which the sign is erected, in lieu of maximum permitted 150 sq. ft".

A motion to oppose this requested variance was made, seconded and unanimously passed for the following reasons:

- The amount of light generated by the huge sign will be a distraction to traffic
- The oversized sign (more than twice the allowed size) will be unsightly
- The additional size is not necessary in order for the sign to be easily read from the road
- Granting this variance will contribute to a precedence for oversized signs in the area

The Essex-Middle River Civic Council requests that you adhere to the county sign regulations on this request. These regulations were developed for good reasons and help communities control the negative aspects of signage if they are adhered to. We feel the granting of the request for this variance would be a step backward for the community of Middle River, especially considering our revitalization efforts.

Thank you for your consideration.

Sincerely,

Ellen F. Jackson, Secretary
Essex-Middle River Civic Council, Inc.
Ellenjack1@msn.com

410-335-2484

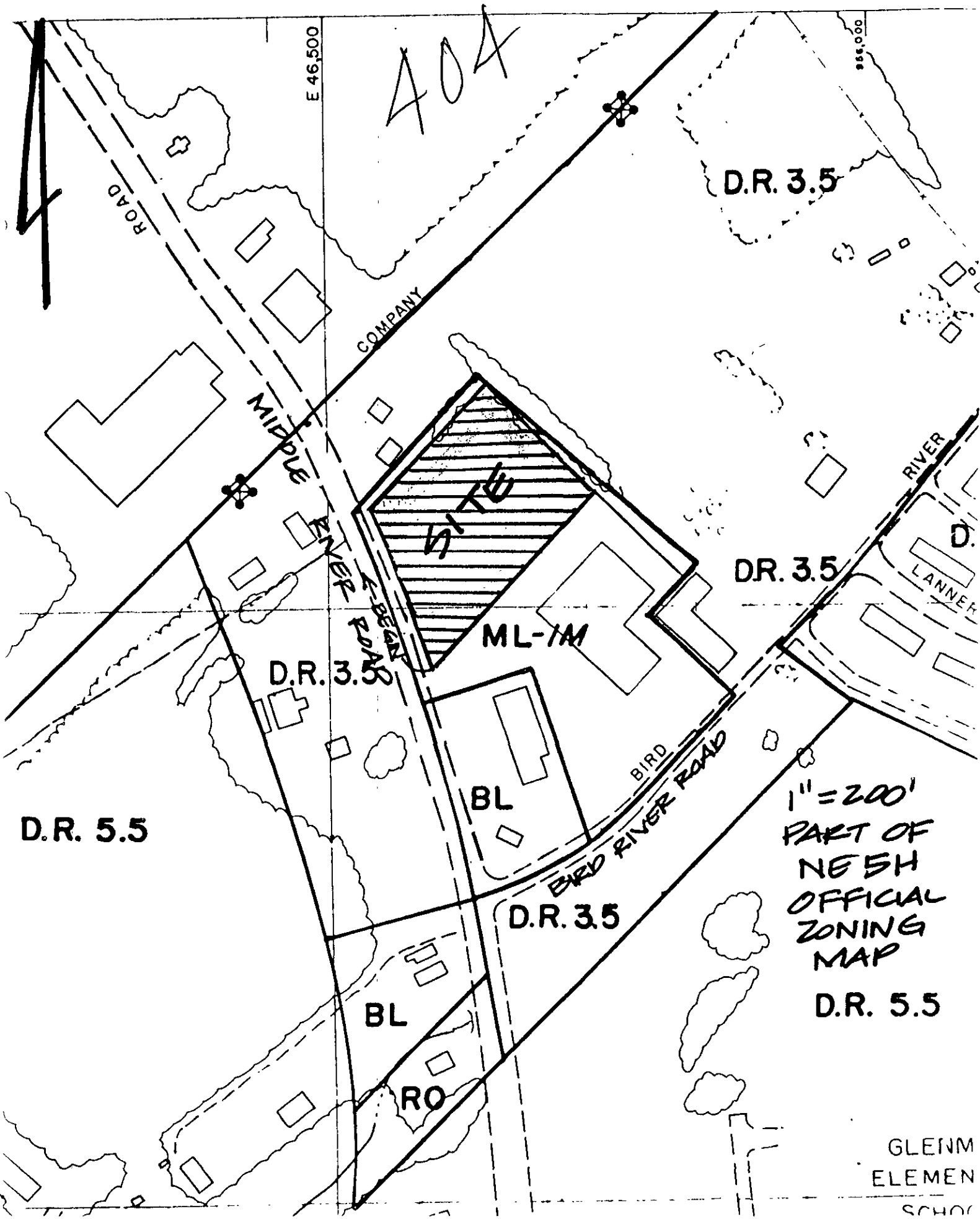
Case Number

02-404. A

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

[illegible]

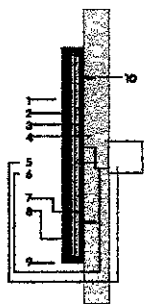


Channel Lettering

TOTAL AREA OF MEASUREMENT - 79.5" X 684"

FACES - GREEN 3/16" PLEXI
RETURNS - DURANODIC (BRONZE)
1" JEWELITE - GOLD
NEON - WHITE

24.5" [3' **LAUMAN'S HOME FURNISHINGS**
20" [**WAREHOUSE & OUTLET STORE**
684"



- 1 - 3/16" PLEXIGLAS
- 2 - .040 ALUMINUM RETURNS
- 3 - .063 ALUMINUM LETTER BACKS
- 4 - FASCIA
- 5 - 120V 30 MA TRANSFORMER
- 6 - #15 HIGH TENSION WIRE / GREENFIELD
- 7 - GLASS NEON POSTS
- 8 - 13MM 6500 NEON
- 9 - TRIM CAP
- 10 - 1/4" TAPSETS FOR BRICK
1/4" BOLTS FOR DRYVIT, WOOD, OR METAL



Plot No 2

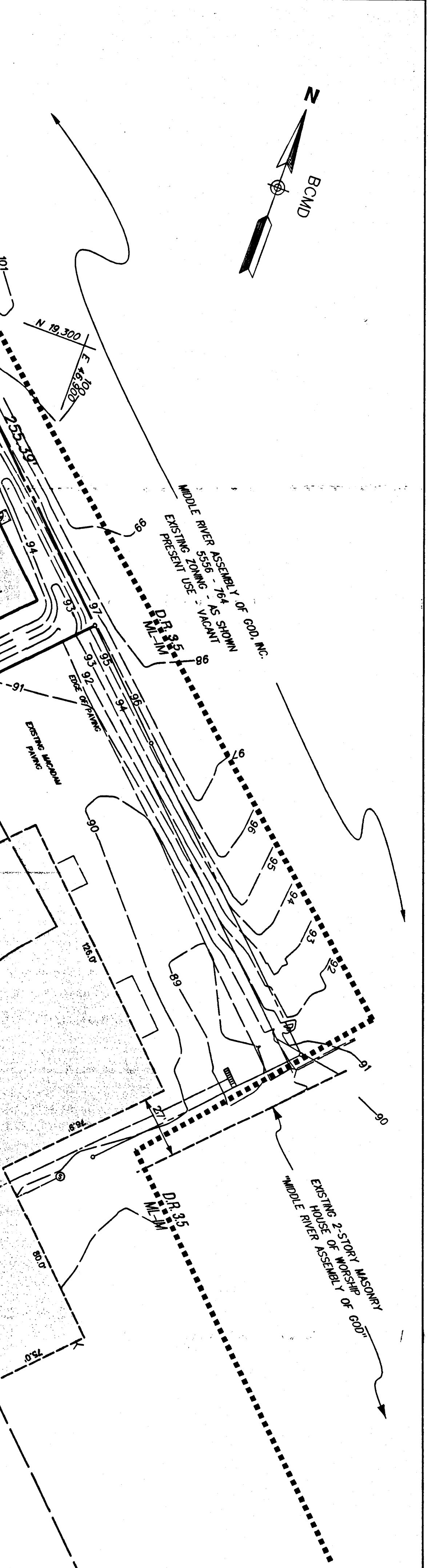
CLIENTS APPROVAL: _____

DATE: _____ www.signeffects.com



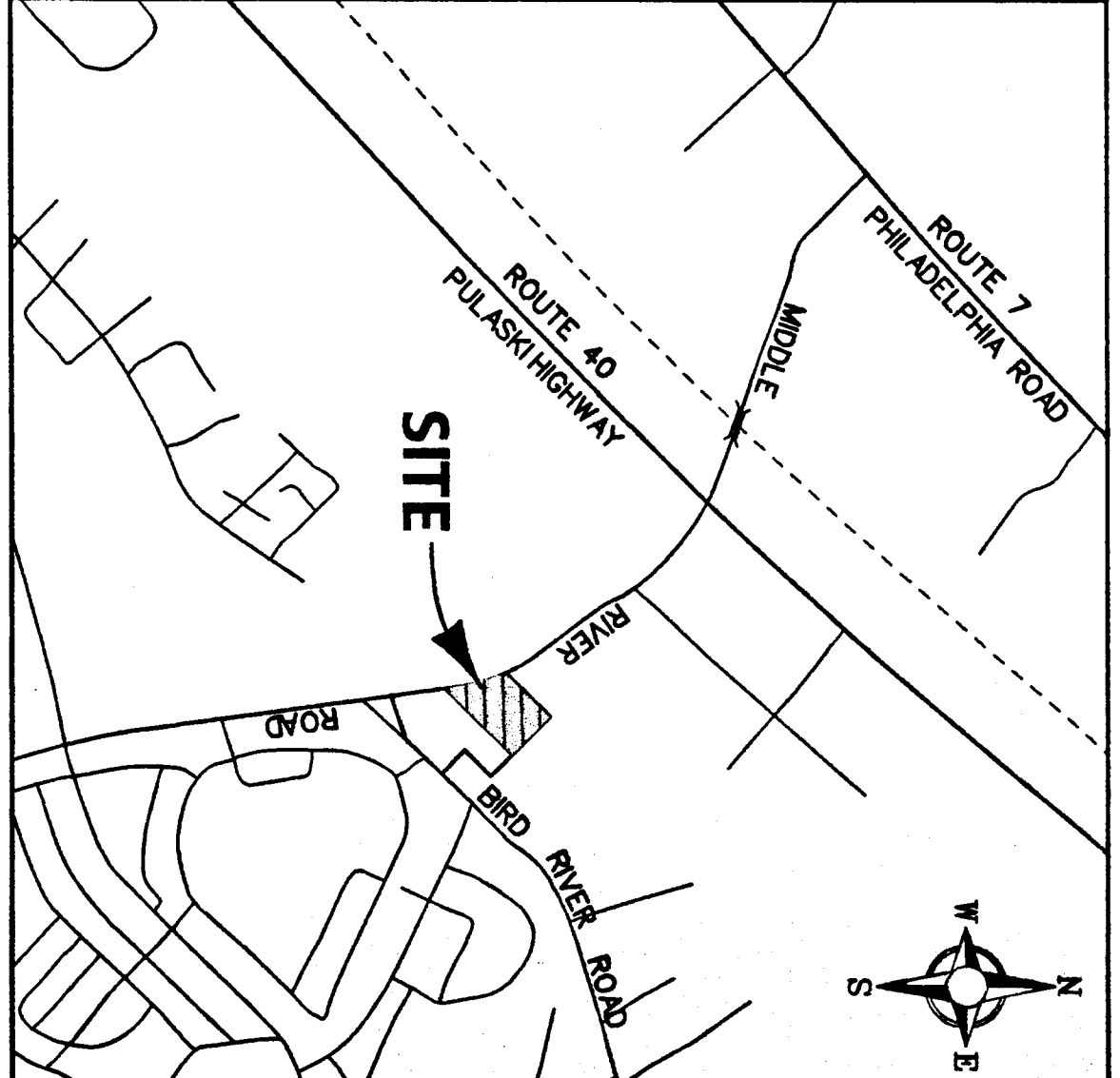
135 ROESLER RD • GLEN BURNIE, MD 21061 • Phone: 410-590-9600 • FAX: 410-590-9334

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LEGEND

Existing Contours	94
Existing Storm Drain	
Existing Sanitary	
Existing Water	
Existing Curb	
Existing Property Line	
Existing Zoning Line	

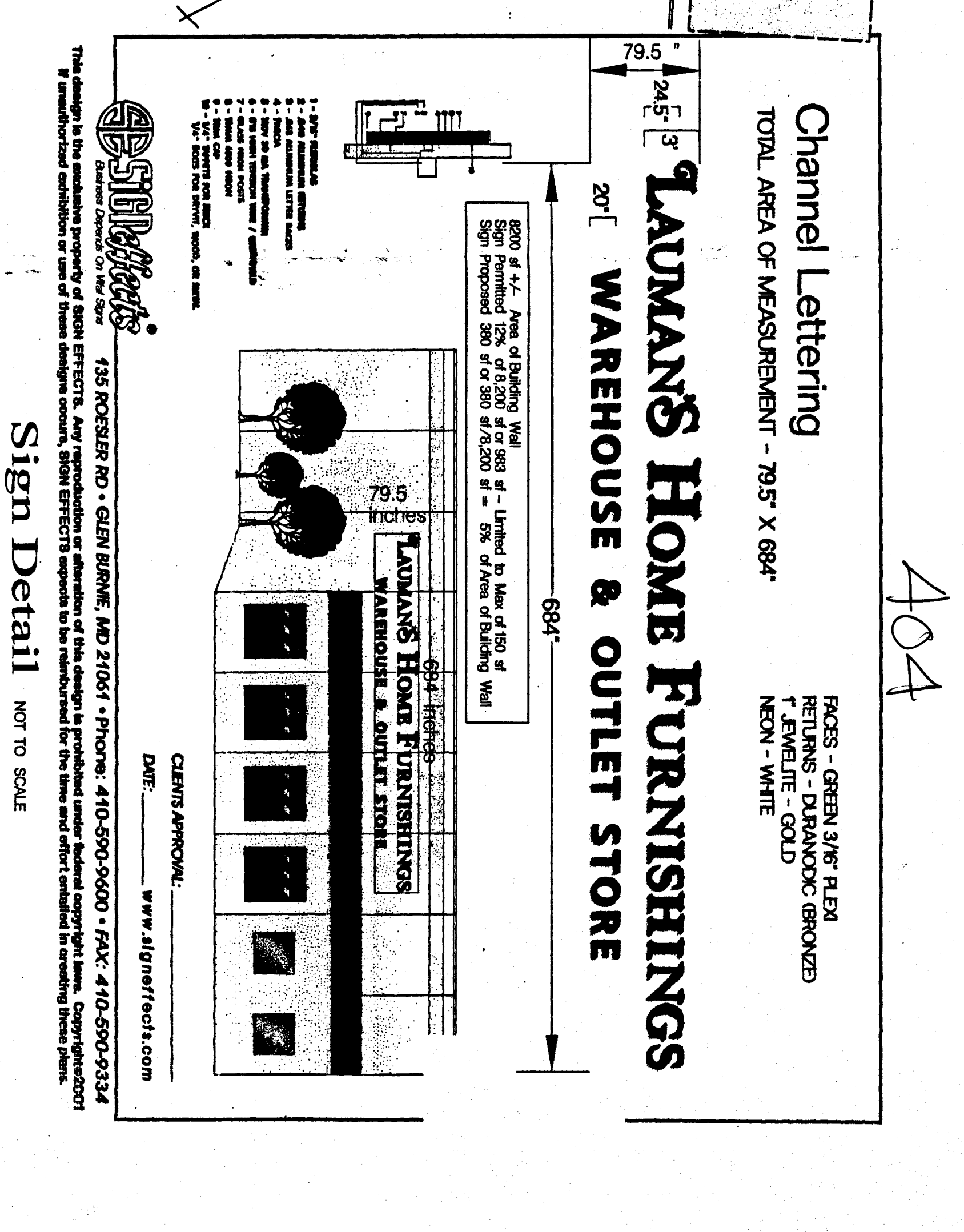
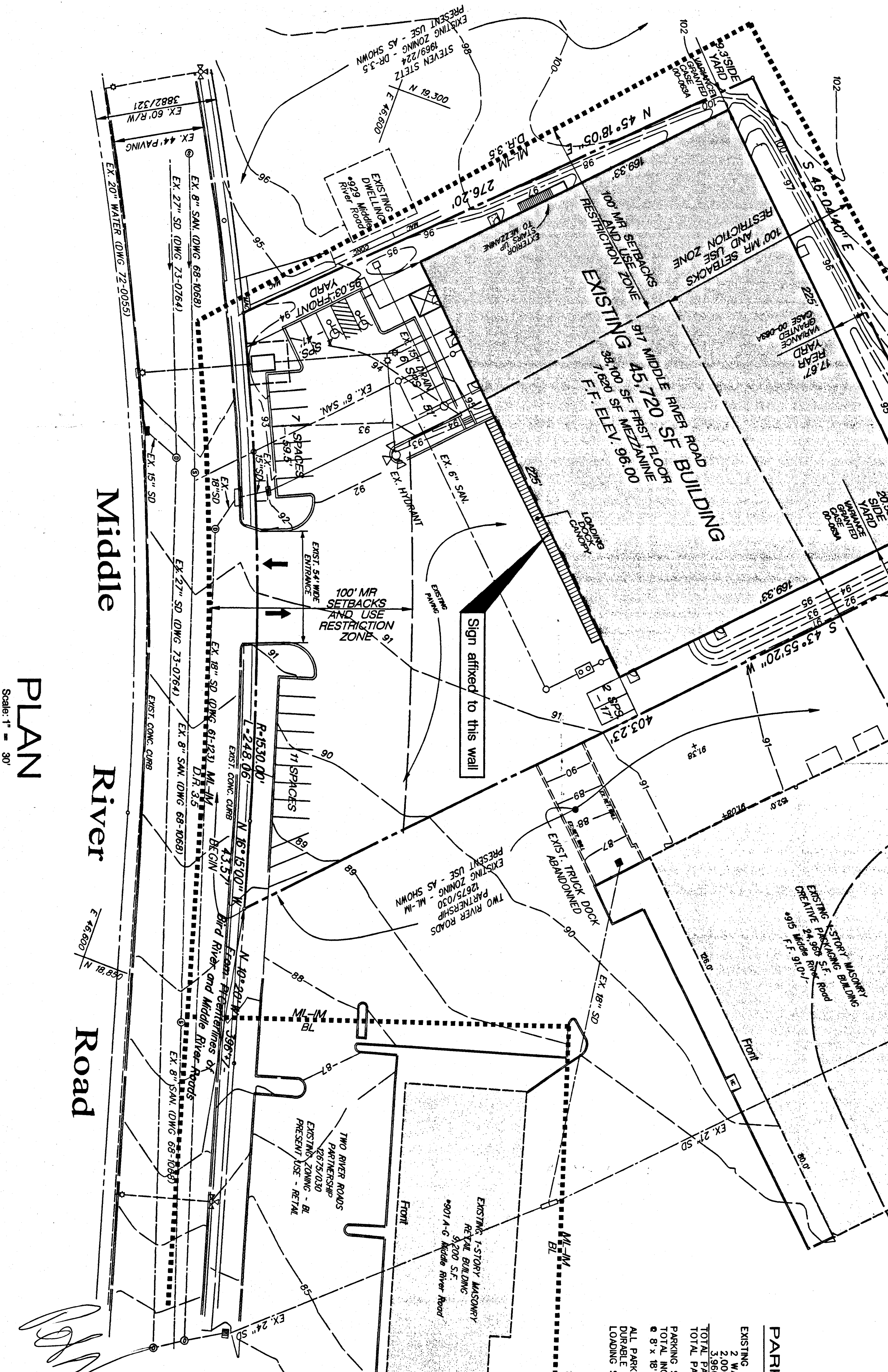


PARKING TABULATION

EXISTING BUILDING	2.00 SPACES
2 WAREHOUSE EMPLOYEES & 1 P.S. / EMPLOYEE	7.0 SPACES
2,000 SF OFFICES & 3.3 SP/1,000 SF	6.6 SPACES
3,000 SF SHOWROOM & 2.3 SP/1,000 SF	6.9 SPACES
TOTAL PARKING SPACES REQUIRED	16.5 SPACES
TOTAL PARKING SPACES PROVIDED	30 SPACES
PARKING SPACES & 8.5 X 18 TYPICAL	
TOTAL INCLUDES 2 SPACES FOR THE PHYSICALLY HANDICAPPED	
& 8 X 18 TYPICAL VAN ACCESSIBLE SPACES	
ALL PARKING IS PROVIDED ON A DUST FREE AND DURABLE SURFACE AND IS PERMANENTLY STRIPED	
LOADING SPACES - 9 PROVIDED	

SITE DATA

NET AREA OF PARCEL 284 - 1.9932 ACRES +/-
 EXISTING ZONING - ML-M
 EXISTING USE: 45,720 SF WAREHOUSE / ANGLIARY FURNITURE
 PROPOSED USE: SHOWROOM / OFFICES BUILDING
 AMENITY OPEN SPACE - N/A FOR ML-M
 COUNCILMANIC DISTRICT - 5
 DEED REFERENCE: 1425/704
 DEVELOPMENT APPROVAL: THE PROPERTY HAS RECEIVED AN (A)77
 TAX ACCOUNT NUMBER: 230007046
 SITE RECEIVED A WAIVER FROM STORMWATER
 MANAGEMENT SEE LETTER DATED 5/25/00.
 FOREST CONSERVATION- N/A (REDEVELOPMENT SITE)
 TYPICAL LOT AREA: 100,000 SF
 (ML ZONE) - 45,720 S.F./86,822 S.F.
 SIGNAGE: SEE VARIANCE REQUEST INFO HEREON
 PRIOR ZONING CASE: SEE ZONING CASE NO. 00-63-A
 YARD SETBACKS OF 8' AND 15' IN LIEU OF THE
 REQUIRED 50' AND 30' - AND - GRANTED A REAR YARD SETBACK
 OF 15' IN LIEU OF THE REQUIRED 50'. SEE ORDER DATED
 SEPT. 29, 1999 RESTRICTIONS SHOWN HEREON.



Mattis Warfield
 consulting engineers
 10640 YORK ROAD, SUITE 100
 HUNTSVILLE, AL 35894-1708
 TEL: 256-883-1708
 FAX: 256-883-1708
 WWW.MATTISWARFIELD.COM



OWNER / PETITIONER
 Lauman Properties, LLC
 C/O Mr. Wayne Lauman
 8650 Belair Road
 Baltimore, Maryland 21236-2705
 Phone 410-256-2080
 Fax 410-256-9410

PLAN

Scale: 1" = 30'

DATE

3-2-02

ISSUE

For Submittal

Plat To Accompany Zoning Petition For Variance

135 ROSEBUD RD. • GLEN BURNIE, MD 21061 • PHONE: 410-590-9400 • FAX: 410-590-9334
 BALTIC COUNTY, MARYLAND
 ELECTION DISTRICT NO. 15
 SCALE: 1" = 30'